



Newland Gardens, Hertford, SG13 7WN

Welcome to Newland Gardens, Hertford

This recently modernised three/four bedroom terraced town house spanning three floors is located in a small private development near Hertford Town centre and the Hertford East train line. Offering off-street parking for two cars, plus two permits for on-street parking. The property features a modern kitchen/dining area with access to a private, low-maintenance rear garden. Additional amenities include a downstairs cloakroom, utility room and a converted garage used as an office with extra storage. The first floor boasts a large front reception room with a balcony, a rear dining room and a separate toilet. On the second floor, there are three bedrooms, with the master bedroom having an en-suite bathroom and built-in wardrobes. Two additional bedrooms at the rear share a Jack and Jill modern bathroom.



-Accommodation Overview-

Entrance Hall:

Storage cupboard housing hot water cylinder, stairs to first floor, radiator.

Downstairs Cloakroom/Utility:

Wall and base units with work surface over, single stainless steel sink unit with drainer, built in shelving, extractor, low level WC, space for washing machine.

Office/Playroom:

10' 7" x 10' 4" (3.23m x 3.15m)

Built in storage cupboard, electric heater, door leading to storage area.

Storage Area:

10' 4" x 6' 2" (3.15m x 1.88m)

Part of the converted garage - now a storage area with power and light, space for fridge freezer.

Kitchen/Diner:

16' 3" x 9' 10" (4.95m x 3.00m)

A range of modern wall and base units with work surface over, one and half bowl stainless steel sink unit with mixer tap over, space for dishwasher, integrated fridge freezer, five ring gas hob with extractor canopy over, spot lighting, dual double glazed windows to rear and French patio doors leading to garden.

-First Floor Landing-

Stairs to second floor.

Living Room:

16' 3" x 12' 5" (4.95m x 3.78m)

Dual double glazed window to front and French patio doors leading to balcony, radiator, feature fireplace, electric fire.

Cloakroom:

Vanity wash hand basin with cupboard beneath, shelving and counter, WC, radiator.

Dining Room/Bedroom Four:

16' 3" x 12' 8" (4.95m x 3.86m)

Solid wood base and wall units with work top over, stainless steel sink unit, integrated dishwasher, two double glazed windows to rear aspect, two radiators. This room can be used as a bedroom.

-Second Floor Landing-

Linen cupboard.

Master Bedroom:

14' 4" x 12' 5" (4.37m x 3.78m)

Two double glazed window to front aspect, two radiators, built in wardrobes and door leading to en-suite shower room.

En-Suite Shower Room:

Large shower cubicle with shower over, WC, vanity wash hand basin with mixer tap, spot lighting, obscure double glazed window to front aspect.

Bedroom Two:

10' 4" x 8' 8" (3.15m x 2.64m)

Double glazed window to rear aspect, built in wardrobe, Jack and Jill door leading to bathroom.

Bedroom Three:

10' 4" x 7' 7" (3.15m x 2.31m)

Double glazed window to rear aspect, built in wardrobes, radiator.

Family Bathroom:

Three piece suite comprising of panel enclosed bath with mixer tap over, wash hand basin, WC, tiled walls, radiator.

Rear Garden:

A lovely and well-presented rear garden with timber decked patio and shaped artificial lawn, further decked patio seating and pergola at the rear, outside tap, light and electric power points.

Driveway:

Off street parking to front of property for one car and additional 2 x visitor parking permits available.

Residents Gym:

Residence gym with changing facilities.

Agent Notes:

£438 per year management charge - this includes access to communal gym.



Welcome to

Newland Gardens, Hertford

- Three/Four Bedroom Town House
- Low Maintenance Rear Garden
- Off Street Parking & Visitor Parking
- Open Plan Kitchen/Diner
- Utility Room/Cloakroom
- Dining Room/Bedroom Four
- Walking Distance To Hertford East Train Station & Town Centre

Tenure: Freehold EPC Rating: C



Total floor area 138.7 m² (1,493 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.flooragent.com



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